

CITY OF MOUNTLAKE TERRACE

DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

DESCRIPTION OF PROPOSAL: The proposed action is adoption of Zoning Code amendments to implement Mountlake Terrace's recently adopted Town Center Subarea Plan. The Subarea Plan considered three alternatives (No action; development up to 4 stories; and the establishment of five districts in which different intensities of development could occur, up to seven stories.) The last alternative was preferred and adopted. The Town Center area has no known critical areas and is part of an existing urbanized area of mixed businesses and residences. Much of the area has been zoned for downtown use for 20 years, albeit at heights no greater than 35 feet. The Town Center Plan calls for a vibrant, mixed use downtown that is pedestrian- and transit-oriented.

PROPONENT: City of Mountlake Terrace

LOCATION OF PROPOSAL: This is a programmatic proposal. The general location in which development would occur is within the area zoned for downtown business (BC/D). See attached Zoning Map and Town Center Study Area Map.

The Town Center (downtown) is in approximately the center of Mountlake Terrace in southwest Snohomish County. It is located about ¼ mile east from I-5. The area is accessed by various streets and is easily served from I-5 by the 236th Street SW Exit No. 178.

LEAD AGENCY: City of Mountlake Terrace

EIS Required. The lead agency has determined that Town Center development under the proposed zoning regulations could have significant impact and requires an Environmental Impact Statement. This EIS is being conducted under Chapter 197-11 WAC to meet requirements of the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and will be used in the development of a Planned Action Ordinance for the Town Center area.

The lead agency has identified the following areas for discussion in the EIS:

The Built Environment

Transportation

- Traffic impacts
- Pedestrian impacts and safety
- Parking impacts
- Measures to mitigate transportation impacts

Public Service and Utilities

- Infrastructure (water, sewer, stormwater)
- Underground of utilities

Recreation

- Impact of mixed use development on existing Veterans Memorial Park (adjacent to Town Center area)
- Potential new public plaza with water feature

Note: In particular, the transportation element will require the greatest level of analysis.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is: **March 26, 2007**

RESPONSIBLE OFFICIAL: Shane Hope, Planning & Development Director

POSITION/TITLE: Planning & Development Director PHONE: (425) 776-1161

ADDRESS: 23204 - 58th Avenue West, Mountlake Terrace, WA 98043

DATE: March 2, 2007 SIGNATURE: _____

(OPTIONAL)

(X) You may appeal this determination of significance to:

Name Shane Hope, Planning and Development Director

At 23204 - 58th Avenue West, Mountlake Terrace, WA 98043

No later than March 26, 2007

By in writing, stating specific reasons for appeal.

YOU SHOULD BE PREPARED TO MAKE SPECIFIC FACTUAL OBJECTIONS

Contact City of Mountlake Terrace Planning Division to read or ask about the procedures for SEPA appeals.

() THERE IS NO AGENCY APPEAL

Description

The proposed action is adoption of Zoning Code Amendments to implement Mountlake Terrace's recently adopted Town Center Subarea Plan. The Subarea Plan considered three alternatives (No action; development up to 4 stories; and the establishment of five districts in which different intensities of development could occur, up to seven stories.) The last alternative was preferred and adopted. The Town Center area has no known critical areas and is part of existing urbanized area of mixed businesses and residences. Much of the area has been zoned for downtown use for 20 years, albeit at heights no greater than 35 feet. The Town Center Plan calls for a vibrant, mixed use downtown that is pedestrian- and transit-oriented.

Proponent

City of Mountlake Terrace

Location

This is a programmatic proposal. The general location in which development would occur is within the area zoned for downtown business (BC/D). See attached Zoning Map and Town Center Study Area Map.

The Town Center (downtown) is in approximately the center of Mountlake Terrace in southwest Snohomish County. Its western boundary is located about ¼ mile from I-5. The area is accessed by various streets and is easily served from I-5 by the 236th Street exit.

EIS

The lead agency has determined that Town Center development under the proposed zoning regulations could have significant impact and requires an Environmental Impact Statement. This EIS is being conducted under Chapter 197-11 WAC to meet requirements of the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and will be used in the development of a Planned Action Ordinance for the Town Center area.

The lead agency has identified the following areas for discussion in the EIS:

The Built Environment*Transportation*

- Traffic impacts
- Pedestrian impacts and safety
- Parking impacts
- Measures to mitigate transportation impacts

Public Services and Utilities

- Infrastructure (water, sewer, stormwater)
- Undergrounding of utilities

Recreation

- Impact of mixed use development on existing Veterans Memorial Park (adjacent to Town Center area)
- Potential new public plaza with water feature

Note: In particular, the transportation element will require the greatest level of analysis.